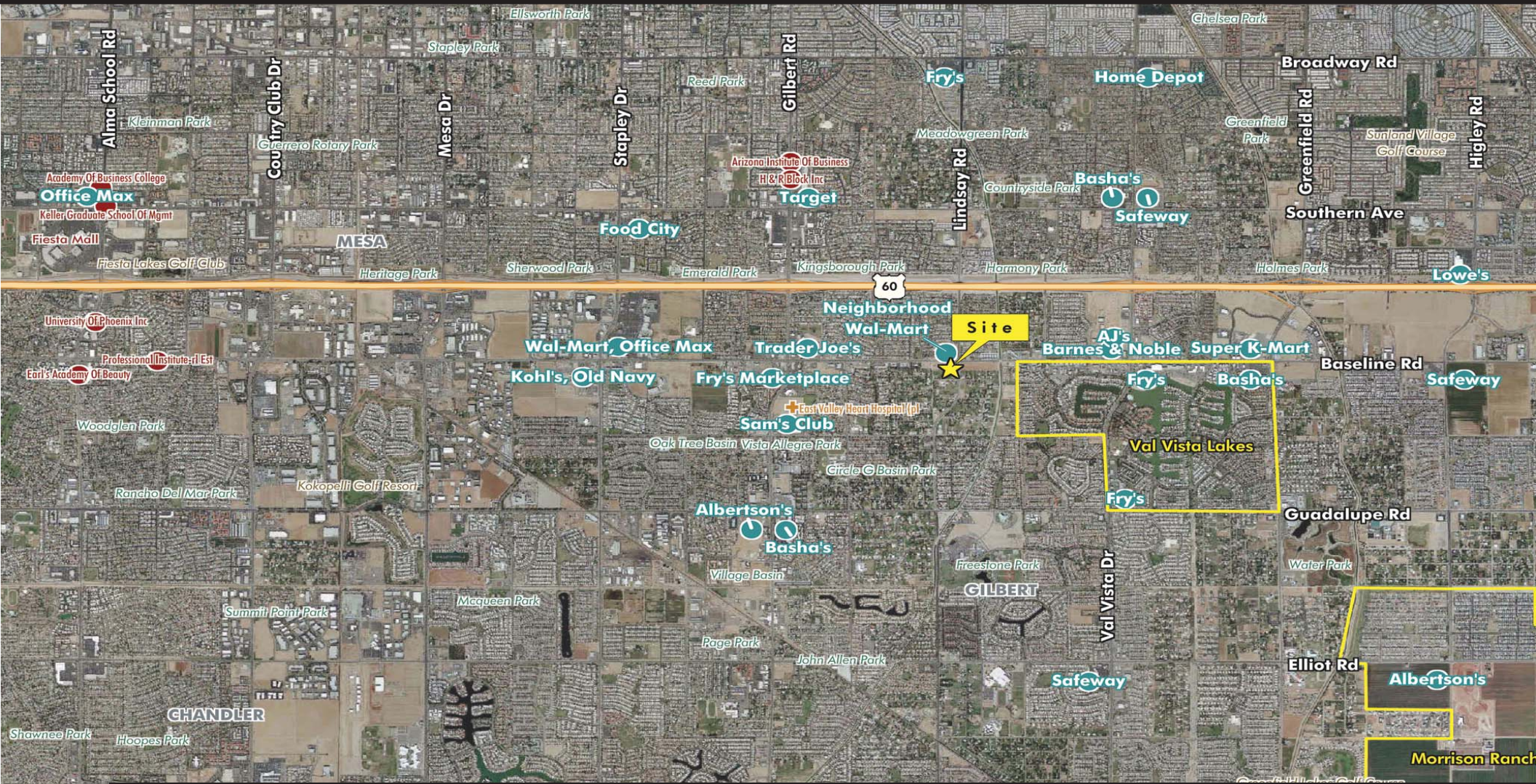


SHOP SPACE AND PADS FOR LEASE



SWC LINDSAY ROAD & BASELINE ROAD • MESA, ARIZONA



CBRE
CB RICHARD ELLIS

2415 East Camelback Road
Phoenix, Arizona 85016-4290
T 602.735.5555 • Fax 602.735.5655
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**VENTURE
DEVELOPMENT
GROUP**

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SWC LINDSAY ROAD & BASELINE ROAD • MESA, ARIZONA

AVAILABLE SPACE

- ±12,000 SF Shops for Lease
- ±3,000 SF Pad for Ground Lease
- ±4,200 SF Pad for Ground Lease
- ±24,000 SF Office Condo

AREA AMENITIES

- Just south of US 60
- Serves Morrison Ranch and Val Vista Lakes Residential Communities
- Across from new neighborhood Wal-Mart



1 MILE 3 MILE 5 MILE

2003 Projected Population	16,905	147,866	363,133
2008 Estimated Population	18,763	170,513	421,437
2003 Household Income	\$74,586	\$67,224	\$67,890

Business Count	293	3,947	10,185
Employee Count	2,732	37,159	114,825

	NORTH	SOUTH	EAST	WEST
Traffic Counts	22,100	20,300	27,000	33,400

NEW RESIDENTIAL DEVELOPMENT

(3-mile radius):

New Development:	2,464 Lots
Future Development:	231 Lots
Total lots:	2,695 Lots
Average Person Per HH:	2.93
Total New and Future Residents:	7,896

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